



MORTGAGE LOAN INSURANCE

CMHC NEWCOMERS TO CANADA With Permanent Resident Status

Helping Newcomers to Canada Access Homeownership

Newcomers to Canada with permanent residence status have access, through Approved Lenders, to all CMHC Mortgage Loan Insurance products.

**Everything
you need
to open
new doors**

Features:

- Access to all CMHC purchase and refinance products for 1-4 unit residential properties (subject to product specific eligibility requirements), excluding CMHC Self-Employed Simplified
- No minimum period of residency required
- No additional fees or premiums as a result of residency status - standard product specific premiums apply
- Where there is limited Canadian credit history and where foreign credit bureaus are not available, CMHC continues to consider alternative sources of payment history for Loan-to-Value ratios between 80.01% and 95%

Newcomers to Canada Benefit:

- ✓ **Competitive Interest Rates** – Access to CMHC insured financing, and as a result, competitive interest rates.
- ✓ **Availability** – Available coast-to-coast-to-coast with no set maximum loan amount.

OPIMS 65628 10/15/08

1 888 GO emili
www.cmhc.ca

Canada

The terms and conditions herein are in addition to and subject to CMHC's mortgage insurance standard terms and conditions and underwriting policies, unless specifically specified otherwise. The terms and conditions may change at any time. © 2008, Canada Mortgage and Housing Corporation.



CMHC NEWCOMERS TO CANADA – WITH PERMANENT RESIDENT STATUS

Available Products	All CMHC purchase and refinance products (subject to product specific eligibility requirements), excluding CMHC Self-Employed Simplified
Eligible Loan Purposes	Purchase, Portability, Refinance, Single and Progress Advances
Loan-to-Value (LTV) Ratio	Purchase and Refinance: up to 95% for 1 – 2 Units Purchase and Refinance: up to 90% for 3 – 4 Units
General Guidelines for History of Managing Credit	LTV > 80%: <ul style="list-style-type: none"> ▪ Recommended minimum Beacon score or equivalent*: 600 (subject to product specific eligibility requirements) ▪ Alternative sources of credit history may be considered, for example: confirmation of payment of rent or room and board, plus one additional obligation or documented regular savings, for the preceding 12 months. If confirmation of rent payments is not available, payment over the preceding 12 month period of any three regular periodic obligations including but not limited to: utilities, cable, childcare expenses, insurance premiums, documented regular savings LTV ≤ 80%: <ul style="list-style-type: none"> ▪ Minimum Beacon score or equivalent*: 580
Alternative Sources of Credit History	<ul style="list-style-type: none"> ▪ Payments should be regular and direct (i.e. not payroll-deducted). ▪ Rent payments should be timely (i.e. no thirty-day late payments). ▪ No more than one thirty-day late payment on non-rent obligations. ▪ Applications that fall outside the late payment guidelines above will be considered on a case-by-case basis. ▪ Other Considerations: CMHC will also consider factors that indicate the borrower's ability to repay debt, including but not limited to: the borrower's history of dealing with a financial institution; net worth; and unencumbered liquid asset or investments

* Individuals can access their scores and credit reports from the following credit reporting agencies:

EQUIFAX: <https://www.econsumer.equifax.ca/ca/main>, EXPERIAN: <http://www.experian.ca/>, TRANSUNION: <http://www.transunion.ca/>

Applicable Premiums (Owner-occupied properties)			Surcharges
Loan to Value (LTV) Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Portability and Refinance	
Up to and including 65%	0.50%	0.50%	Extended Amortization Add 0.20% for every 5 years of amortization beyond the 25 year mortgage amortization period Blended Amortization for Portability and Refinance 0.50%
Up to and including 75%	0.65%	2.25%	
Up to and including 80%	1.00%	2.75%	
Up to and including 85%	1.75%	3.50%	
Up to and including 90%	2.00%	4.25%	
Up to and including 95%			
Traditional Down Payment***	2.75%	4.25%**	
Non-traditional Down Payment****	2.90%	4.25%**	

For purchase transactions the premium payable is the Premium on Total Loan Amount. For portability and refinance, the premium is the lesser of Premium on Increase to Loan Amount or the Premium on Total Loan Amount. For portability, a premium credit may be available under certain conditions. Premiums in Ontario and Quebec are subject to provincial sales tax – the sales tax cannot be added to the loan amount.

** For portability the maximum LTV ratio is 90%, but CMHC may consider higher LTV ratios when the new ratio is equal to or less than the original LTV.

***Traditional sources of down payment include: Applicant's savings, RRSP withdrawal, funds borrowed against proven assets, sweat equity (< 50% of minimum required equity), land unencumbered, proceeds from sale of another property, non-repayable gift from immediate relative, equity grant (non-repayable grant from federal, provincial or municipal agency).

**** Non-traditional sources of down payment include: Any source that is arm's length to and not tied to the purchase or sale of the property such as borrowed funds, gifts, 100% sweat equity and lender cash back incentives.

For more information on CMHC products contact your Business Development Officer or call **1 888 GO emili (463-6454)**

CMHC – Everything You Need to Open New Doors

When your goal is to comprehensively serve existing clients and find new ones, it's reassuring to know that you're backed by the wealth of Canada Mortgage and Housing Corporation (CMHC) information, insight, and industry-leading tools. Only CMHC delivers this complete support – support you need to confidently grow your business. After all, your clients aren't the only people who are looking towards the future.